



## 4/15 Livistonia Circuit Waratah West NSW

3 2 1

Four years young, this modern two level townhouse offers three bedrooms & two bathrooms and is located within 'The Grounds' development opposite Newcastle University and only minutes drive to multiple shopping precincts and services. Ducted air throughout increases comfort while plentiful windows boost light.

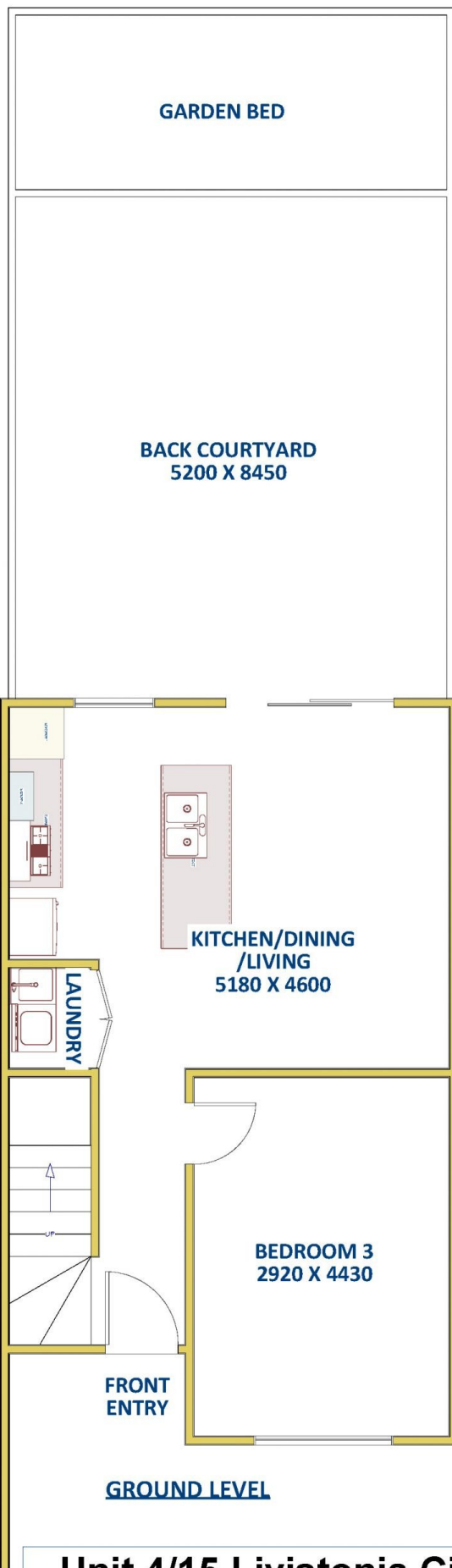
Upon entry you are met with stairs up to level one on the left and the door to a large bedroom, or an alternate living space, on the right. The hall then leads through to a combined kitchen/dining/living space which opens onto the spacious, private back courtyard with large raised garden bed. A 'Euro' laundry is tucked neatly behind double doors beneath the stairs. Contemporary in style, the kitchen includes stainless steel appliances, gas cooktop and island bench with breakfast bar. Open plan living maximises space.

**Price** : \$550,000 to \$590,000

**View** : <https://www.reecerealty.com.au/sale/nsw/newcastle-region/waratah-west/residential/house/7911115>



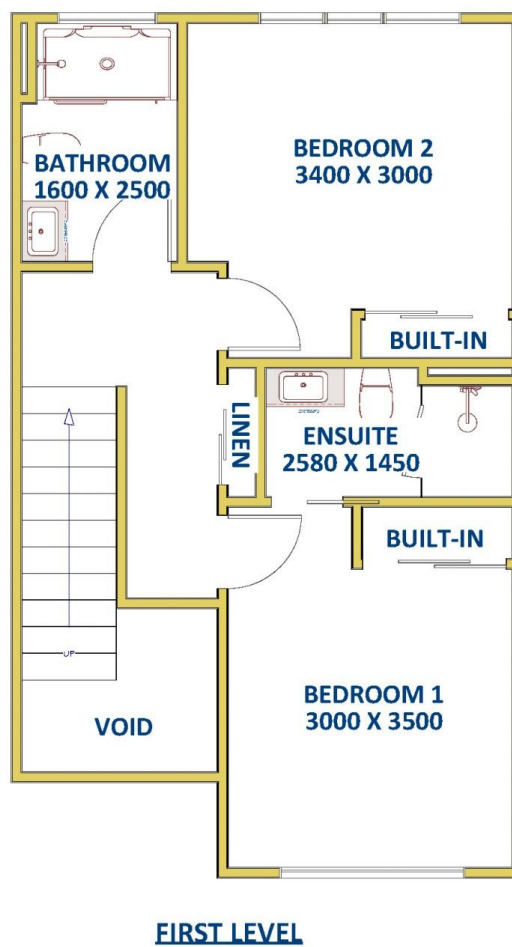
**Allen Reece**  
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**FLOOR DIAGRAM**

**\*\*NOT TO SCALE\*\***

This drawing has been prepared for marketing purposes. Dimensions are a guide only.



**Unit 4/15 Livistonia Circuit,  
WARATAH WEST**

Internal Living Area  
approx.95m2  
Courtyard Area approx 45m2